

GREENVILLE CO. S.C.

MORTGAGE

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 12th day of August 1978, between the Mortgagor, Elford J. Lark and Mary Ellen Lark (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand and No/100 (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1998.

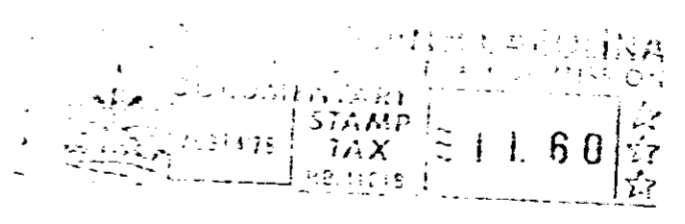
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

✓ ALL that certain piece, parcel or lot of land off Wansley Road in Oneal Township, Greenville County, South Carolina, and being shown as a tract containing 1 acre on a plat of the Property of Elford J. Lark and Mary E. Lark dated September 26, 1977, prepared by Terry T. Dill, Surveyor, recorded in Plat Book 6-I at Page 40 in the R.M.C. Office for Greenville County, State of South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin which is N. 02-00 E. 354.5 feet from the northern side of Wansley Road (also designated as a country road) and running thence with property now or formerly belonging to Lark N. 88--00 W. 210 feet to an iron pin; thence N. 02-00 E. 210 feet to an iron pin at the corner of property now or formerly belonging to Lark; thence with said property S. 88-00 E. 210 feet to an iron pin at the corner of property now or formerly belonging to Taylor; thence with the Taylor property S. 02-00 W. 210 feet to the point of beginning.

Also, all of our right title and interest in and to that easement appurtenant from the above-referenced property to Wansley Road as is described in that certain deed of easement given by Mozelle Lark, et. al, dated August 9, 1978, and which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1085, at Page 123.

Derivation: See deed of Mozell Lark, dated September 28, 1977, and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 1065, page 894.



which has the address of ... Route 1 (Off McElhaney Road) ... Taylors (City) S.C. 29687 (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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